

DESCRIPTION DIAGRAMS

AND

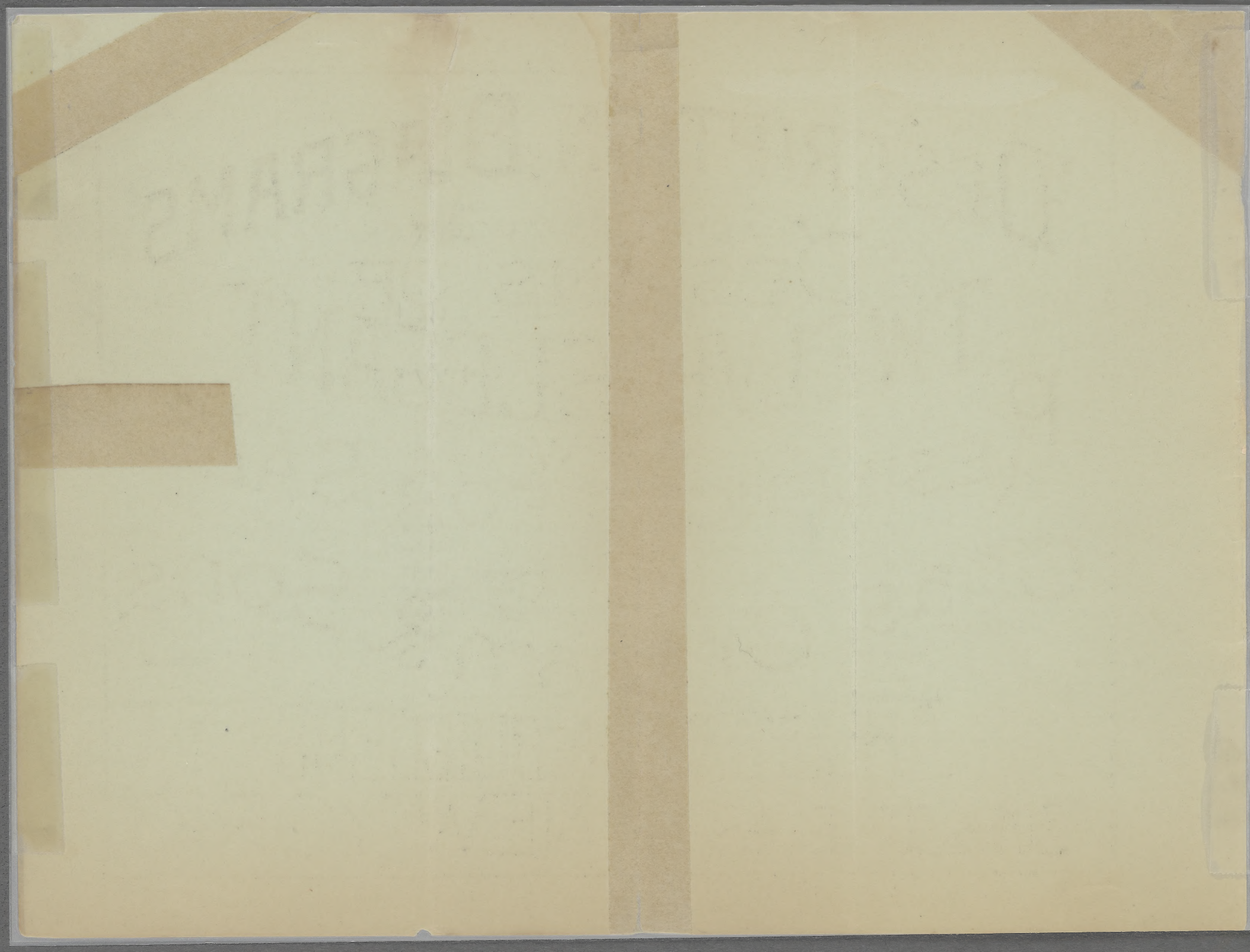
DESIGNS OF
TWELVE ELEGANT
NEW
RESIDENCES FOR SALE.

Chas. Graham & Sons.

Built by

ARCHITECTS & BUILDERS

305 & 307, E. 43 St. NEW YORK.



— OFFICE OF —

— CHARLES GRAHAM & SONS, —

Architects and Builders,

Nos. 305 and 307 East Forty-third Street,

NEW YORK CITY.



We respectfully invite the careful attention of house buyers to the following description, diagrams, and designs of twelve new private dwellings now in course of erection in the heart of the fashionable residence quarter of this city.

Our aim in house building is to produce the very best character of work, and at the same time to control the cost. To bring about this result we have built and equipped one of the most complete Woodworkers' Factories in this city, and manufacture at first cost all necessary Carpenters' Material, Cabinet Work, Hardwood Doors, Mantels, Mirror Frames, Cornices, Stairwork, Mouldings, etc., etc. At the same time all Mason Work in our buildings is executed under the direction of our own foremen, with the best material, by day's work, no lump or contract work being allowed.

The Plumbing and Drainage are arranged and introduced according to the latest and most approved requirements of sanitary Science, whereby these indispensable household conveniences are furnished entirely shorn of the risks and objections heretofore attaching to them.

Six First-class Dwellings, South-west corner of Madison Avenue and Fifty-eighth Street.

TO WIT:


Three on Madison Avenue, and three on East Fifty-eighth Street.

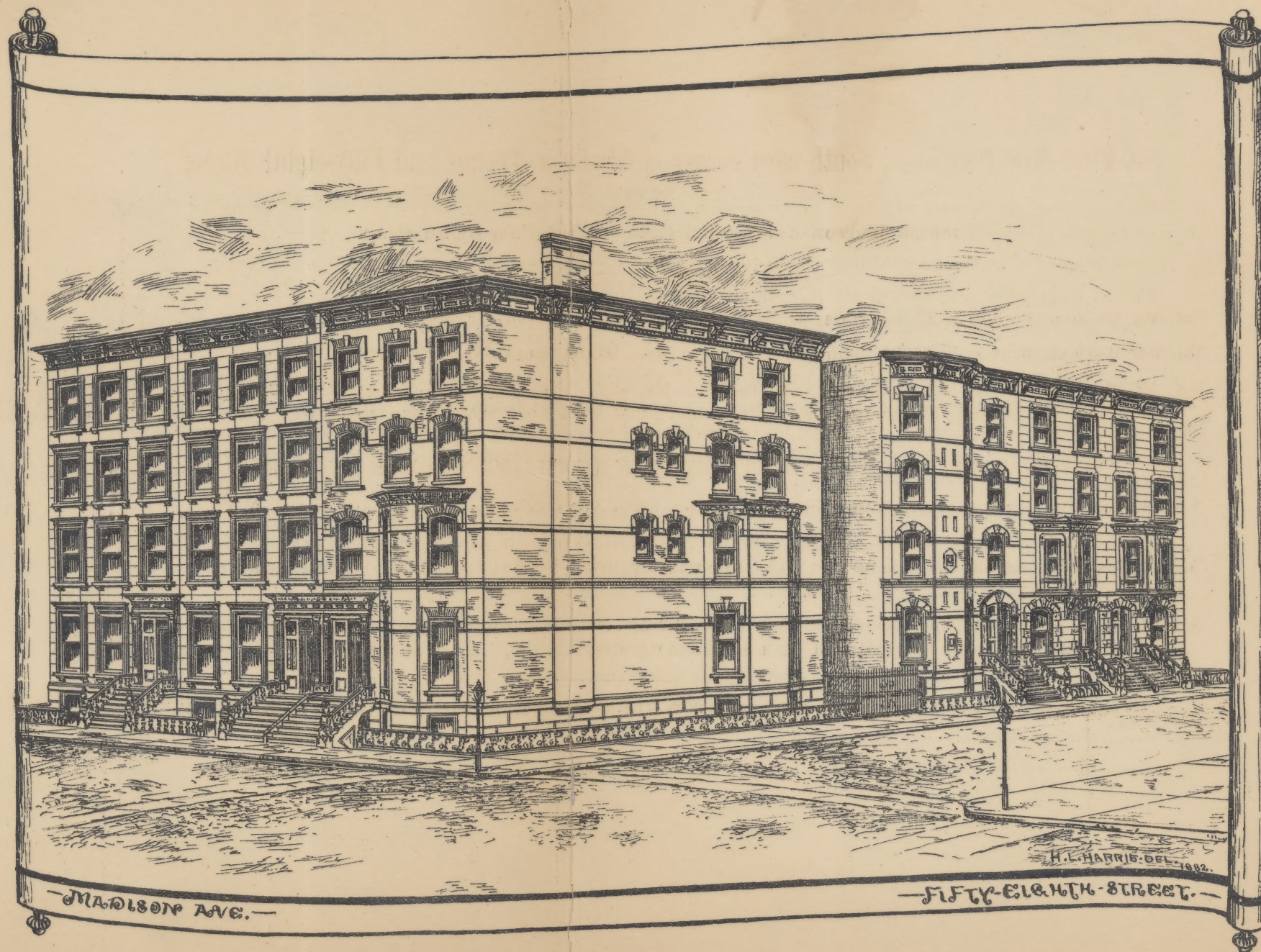
ON MADISON AVENUE.

- No. 602 Madison Avenue is 25 feet wide, 64 feet deep, Brown stone front. Price, \$72,000
- No. 604 Madison Avenue is 25 feet wide, 56 feet deep, Nova Scotia stone front. Price, 67,000
- No. 606 Madison Avenue (corner house) is 25 feet 5 inches wide, with bay windows on both front and gable, and 56 feet deep, Philadelphia brick front and gable, with Nova Scotia stone trimmings. Price, 80,000

ON EAST FIFTY-EIGHTH STREET, BETWEEN FIFTH AND MADISON AVENUES.

- No. 28 East Fifty-eighth Street is 24 feet wide, 61 feet deep, with octagon front, of brick and Nova Scotia stone trimmings. Price, \$50,000
- No. 26 East Fifty-eighth Street is 16 feet wide, 61 feet deep, with Brown stone front and Oriel window on second story. Price, 38,000
- No. 24 East Fifty-eighth Street is 16 feet wide, 90 feet deep, including dining-room extension, and has Brown stone front, and Oriel window on second story. Price, 45,000

 ALL THESE PROPERTIES CAN BE CONVEYED FREE AND CLEAR OF MORTGAGE IF DESIRED.



Six houses on South-west corner of Madison Avenue and Fifty-eighth Street,

Each of these six houses will have every modern improvement, including Ericsson's Caloric Pumping Engine, heated by gas, to supply tank in fourth story, thus dispensing with the labor of pumping by hand.

Bath Rooms on second and third stories furnished with the celebrated Hillyer Sanitary Water Closets.

Patent moist warm air furnaces set in brick chambers. Hot air registers to fourth floors.

Bramhall & Deane's Patent French Wrought Iron Ranges, with fancy hoods and Plate Warming Shelves in kitchen, with separate ventilating flue built in walls to roof. Laundries provided with pottery tubs.

Cellars and yards cemented and carefully drained. All area and yard traps carried inside cellar walls to prevent freezing. Iron drain pipes hung on cellar walls. Perfect ventilation by inlet and outlet circulation of fresh air through all soil and drain pipes. All traps throughout vented to roof. Separate sewer connection to each house, with a large running trap outside the curb. Tanks lined with tinned and planished copper. Double plumbing throughout. Sidewalks in single flag from coping to curb.

Parlors trimmed in fine grained selected mahogany, also main hall and first flight of stairs.

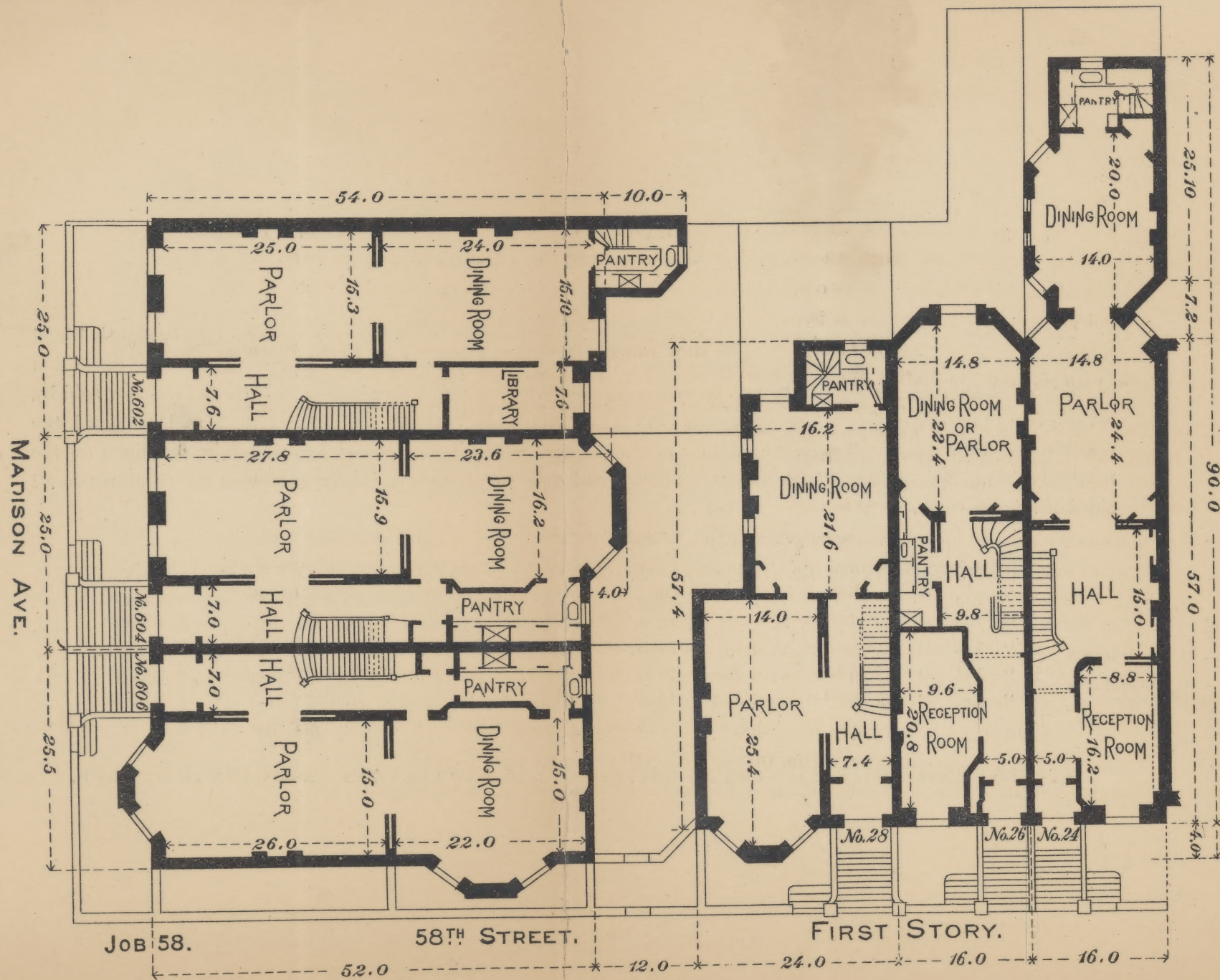
Dining rooms trimmed with choice quartered oak, and furnished with handsome mantel mirror and buffet, also with hardwood floors and fancy borders. Handsome panel wainscoting in main halls, dining rooms, and up first flight of stairs; double floors throughout, properly leveled up and deafened.

Handsome mantels of new designs throughout parlor and second stories, with mirror frames, beveled mirrors, and bric-a-brac shelves; to be supplied with handsome grates, fenders, and tiled hearths, from Conover & Co., No. 30 West 23d Street. Samples can be seen at their establishment.

All front basements trimmed with choice hardwoods, with hardwood mantels, mirror frames, and mirrors.

Second stories will have hardwood trim throughout. Mirrors over wash-basins.

Handsome stained glass to vestibules, fanlights, and small windows in dining rooms.




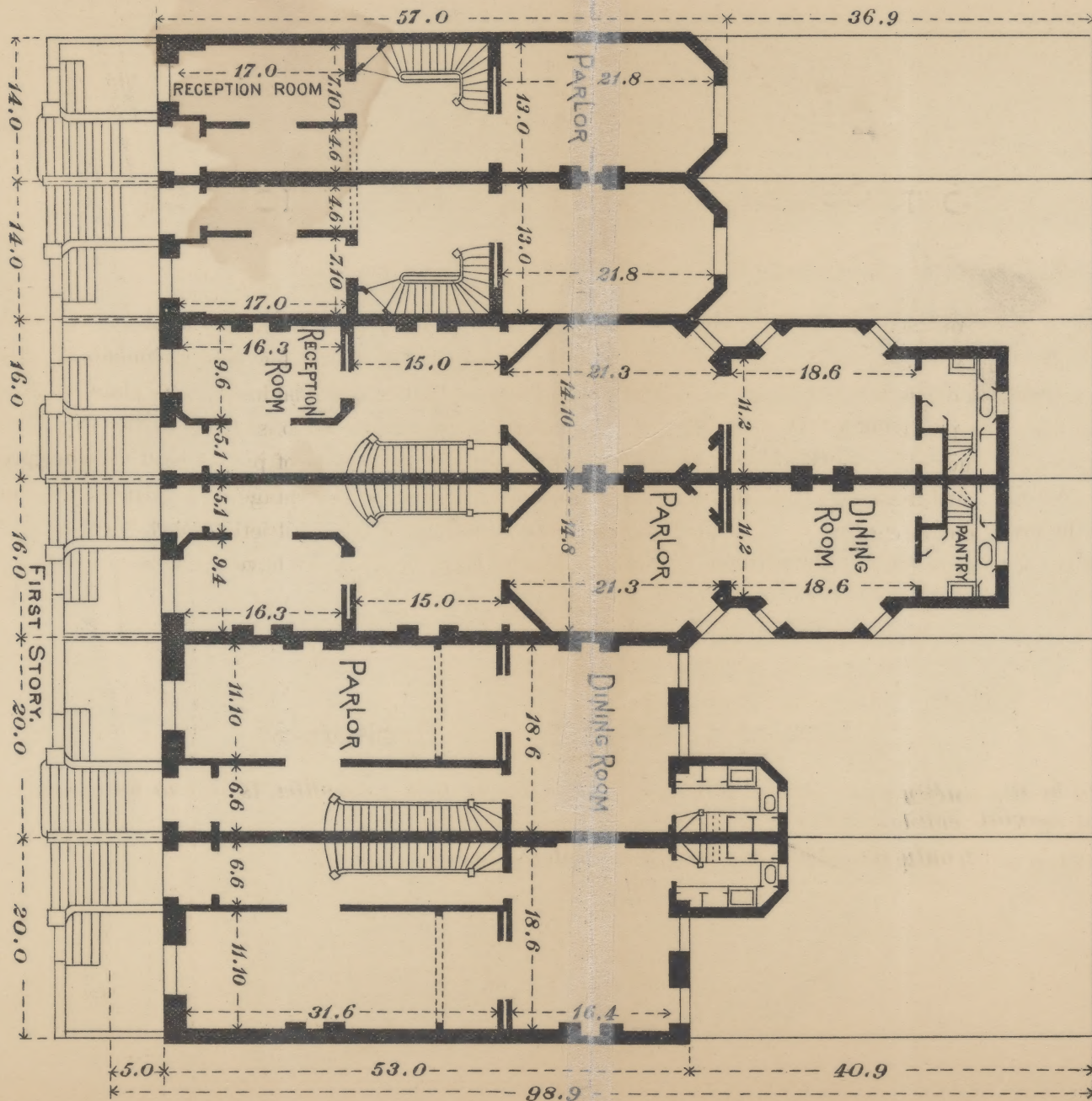
Six First-class Dwellings, 136 to 146 East Thirty-seventh Street.

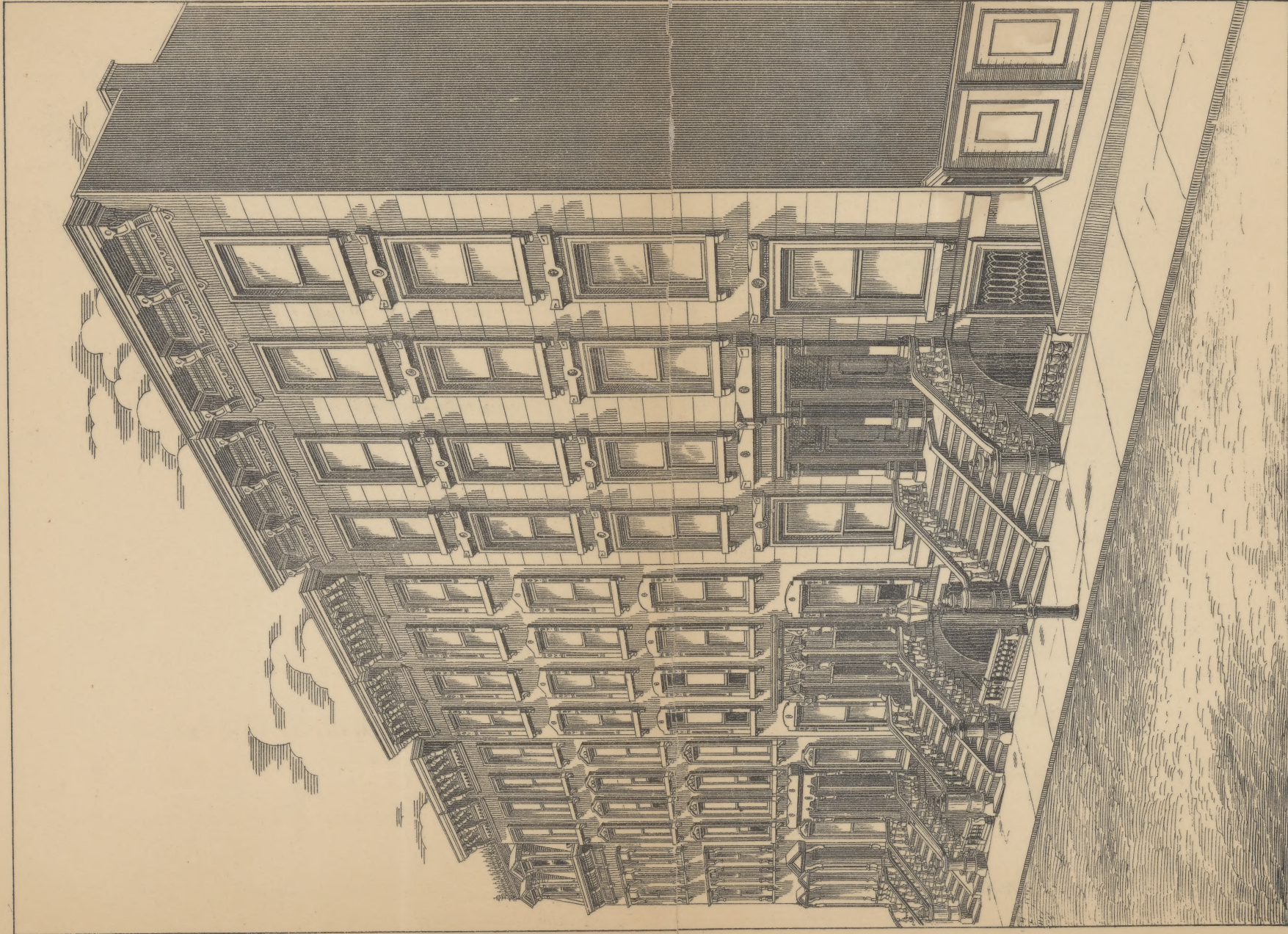
JUST EAST OF BUT NEAR LEXINGTON AVENUE.

These houses will have nearly every improvement described for six houses on corner of Fifty-eighth Street and Madison Avenue. They will be completed about the first day of August, 1882, and we invite a careful inspection of them when finished. They will be precise counterparts in all respects of the six houses built and recently sold by us, directly opposite, on north side of street. We have somewhat enriched the cabinet work and enlarged the mirrors on parlor floors. Messrs. Chas. Buek & Co. are now engaged in erecting five first-class dwellings on the northerly side of Thirty-sixth Street, directly in the rear of these houses, which insures first-class surroundings on all sides of this property.

No. 136 East 37th Street	House,	20 ft. x 53 ft.	Lot, 20 ft. x 98 ft. 9 in.	Price, \$35,000
" 138 "	"	"	"	"
" 140 "	"	"	"	"
" 142 "	"	"	"	"
" 144 "	"	"	"	"
" 146 "	"	"	"	"

 ALL THESE PROPERTIES CAN BE CONVEYED FREE AND CLEAR OF MORTGAGE IF DESIRED.





Six houses on South side of Thirty-seventh Street, near Lexington Avenue.

TO THOSE IN WANT OF NEW HOUSES.

We beg to offer our services to the public as Manufacturers of First-class Dwelling Houses. We solicit the favor of a conference with any party contemplating building. Ours is one of the few establishments in New York where the production of the artistic and practical details of house building is combined. We claim that we have unusual facilities for producing a first-class house at less cost than any other establishment in the City. We own our Factory and produce all our work at first cost, consequently save the percentage of profits paid by other producers of houses. We will undertake the building of a house, or houses, either by percentage or contract. We are now engaged in the erection on contract of four first-class private dwellings on East Fiftieth Street, between Fifth and Madison Avenues, near the Buckingham Hotel, for George Kemp, Esq., to whom we have permission to refer.

Notice to Real Estate Brokers.

It is to be distinctly understood that the possession of this pamphlet is not to be considered as evidence of special employment.

Brokerage paid only to those who finally complete sales.

Parties interested in house building or house buying, immediately or prospectively, are respectfully invited to call at our factory and inspect our methods and facilities for executing fine work.



The Public are cordially invited to examine our houses while in course of construction, as well as in their completed state.



